



MINUTES
REGULAR CALLED MEETING OF THE
COMMUNITY DEVELOPMENT (Type B) CORPORATION
Tuesday October 13, 2015 at 6:30 PM
Cedar Park City Hall Council Chambers
450 Cypress Creek Road, Building Four, Cedar Park, Texas 78613

BOARD OF DIRECTORS

- | | |
|--|---|
| <input checked="" type="checkbox"/> Kaden Norton, Place 1 | <input checked="" type="checkbox"/> President David Burger, Place 2 |
| <input type="checkbox"/> Vice President Brian Rice, Place 5 | <input checked="" type="checkbox"/> Bob Lemon, Place 4 |
| <input checked="" type="checkbox"/> Secretary Dustin Weibel, Place 3 | <input checked="" type="checkbox"/> Ryan Wood, Place 6 |
| | <input checked="" type="checkbox"/> Mel Kirkland, Place 7 |

AGENDA

- A.1 **CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN.**
President Burger Called the meeting to order at 6:30 PM noting that a quorum was present.
- A.2 **Citizen Communications**
(Not For Items Listed On This Agenda. Three Minutes Each. No Deliberations With 4B. The Board May Respond With Factual Information.)
No Citizen Communications were received.
- A.3 **Board Members' Opening Comments.**
President Burger reminded the Board that Veterans Day is coming up on November 11th.
- A.4 **Presentations. (None)**

STAFF REPORTS
(DISCUSSION ONLY)

- B.1 **Finance Report – Aaron Rector, Interim Finance Director**
a) **Report On 2014-2015 Revenues, Expenditures, And Fund Balance.**
The Board received a printed copy of the monthly finance report. No questions.
- B.2 **Update On Corridor Enhancement – Sign Project At 601 W. Whitestone.**
Staff reminded the Board that the sign removal and replacement project at 601 W. Whitestone was approved by City Council on the 8th of October. Staff explained that the applicant was interested in also doing some additional landscaping. Landscaping was not included in the originally approved project scope, however there may be some unused funding that the Board could potentially approve for this use. The Owner of a Neighboring business, Eagle

Transmission, then asked about doing their own pole sign replacement and some additional landscaping. The businesses may be interested in doing some landscaping jointly in that location this spring. This item was not an action item at this time but is just to give the Board notice that this may be coming back to a landscaping request. Since the Board has already approved a sign replacement project for one of these applicants, this is a unique case for the Board to consider.

CONSENT AGENDA

Pursuant To Community Development Board Rule, the Consent Agenda consists of all items set forth on Agenda Items C.1, C.2, and C.3. The Consent Agenda May Be Approved By A Single Motion.

- C.1 Approval Of The Minutes Of The September 08, Regular Called Meeting.
- C.2 Authorization To Excuse Of The Absence Of Kaden Norton From The Community Development Board Meeting Of September 08, 2015.
- C.3 Authorization To Excuse The Absence Of Ryan Wood From The Community Development Board Meeting Of September 08, 2015.

Director Wood moved to approve the consent agenda as presented. Director Norton seconded the motion and it passed with a 6-0 vote.

PUBLIC HEARINGS

- D.1 Public Hearing On A Proposed Economic Development Infrastructure Reimbursement Agreement With Endeavor Real Estate In an Amount Not To Exceed \$1.5 Million For Public Infrastructure Improvements Associated with A 380,000 SF Of Retail Development.

Phil Brewer, provided the Board with an overview of the proposed economic development project. This project would be a 380,000 SF retail center located on 183A. The project will have \$82M in capital investment and there are currently 15 tenants in negotiations currently with the developer. The economic development incentive would total \$1.5 million and would be broken up into two payments of \$750k. It is expected that this project would have a 3 year ROI. Staff scored this project as a 50 on the economic development project matrix.

Director Kirkland asked if the parking lots from this development would be connected to the existing parking lots in front of Costco. Staff indicated that the parking lots would all be interconnected. Director Burger asked if this area used to be zoned differently. Staff indicated that this used to be zoned as part of the downtown development district and is now classified as general retail and general office.

Staff reminded the Board that they scored this project on the economic development project matrix at their last meeting and awarded the project a score of 50 points.

No public comment received.

REGULAR AGENDA

DISCUSSION AND POSSIBLE ACTION

- E.1 Consider Approval Of A Resolution And Project Agreement For An Economic Development Infrastructure Reimbursement Agreement With Endeavor Real Estate In An Amount Not To Exceed \$1.5 Million for Public Infrastructure Improvements Associated With A 380,000 SF Retail Development. **Director Wood asked about the timeline of payments for this agreement. Staff indicated that the first payment is anticipated by the end of next year. Final payment is expected in the same fiscal year. Director Burger asked if staff could provide any information about anchor stores in this development. Staff indicated that this information will be made public in about a month.**

The applicant indicated that they are currently in the permitting process.

Director Wood moved to authorize the President to execute the resolution recommending the project to City Council for approval and authorizing execution of the project agreement in an amount not to exceed \$1.5 Million, subject to review by the City Attorney. Director Lemon seconded the motion and it passed with a 6-0.

- E.2 Consider Acceptance Of A Project Request To Design And Install City Logo Pole Mounted Street Signs At Various Locations In The City Of Cedar Park In An Amount Not To Exceed \$300,000. **Tom Gdala, with the City's Engineering Department, provided the Board with an overview of the project. He explained that the City is working to improve street signs by replacing older signs with new signs with more visible font and logos. The new signs also are stronger and more durable. The City currently has a sign machine, and is requesting this funding be used to hire temporary staffing to print and install the signage as well as materials for the signage.**

The Board accepted the ILSN sign matrix scoring from 2014 which awarded a similar project a score of 69 points.

Director Norton moved to accept the City Logo Street Sign Project in an amount not to exceed \$300,000 and to authorize staff to set a public hearing date and publish the project notice. Director Weibel seconded the motion and it passed with a 6-0 vote.

- E.3 Consider A Status Report And Up-Dates On Park Improvement Projects Proposed And Funded By The Community Development (Type B) Board In 2014-2015. **Curt Randa, Director of Parks and Recreation provided the Board with an update on four Parks projects that were funded by the Board in FY15. The first project is the installation of electricity in the Cedar Park Sculpture Garden. This project is now complete and is ready for the Taste of Cedar Park event that is coming up on October 20th.**

The Park Lighting Project at Brushy Creek Field #3, and at the Brushy Creek basketball court are both Complete.

The Milburn Pool project is in process and expected to be completed by December 2015. The Brushy Creek Lake Park project is in the planning stages. The City has issued an RFQ and is currently in negotiations. Completion of this project is anticipated in summer 2016.

The Milburn Park Improvement Project is currently in progress. Turf and irrigation improvements are currently underway using staff in house. Completion of the project is anticipated in spring 2016. Staff showed the Board renderings of the proposed entry sign for the park. Staff also

showed renderings of the BXM pump track features for the park as well as a rendering of the covered bleachers for the volleyball area.

Director Lemon asked if the entry sign is one or two sided. Staff indicated that it is one-sided. Director Kirkland asked about landscaping to screen the electrical set up in the sculpture garden. Staff indicated that screening could be installed in the future once permanent irrigation is installed. The Board indicated that they were pleased with the renderings and other information.

- E.4 Consider Status Of Various Transportation Related Projects Proposed And Funded By The Community Development (Type B) Board In 2014-2015.

Tom Gdala from the Engineering Department provided the Board with an update on projects funded by the Board in FY15.

Staff explained that the Little Elm Trail Construction and widening project between Lakeline Blvd and Bell Blvd is underway. The design has been completed and the low bid came in a 4,999,500, completion of construction is expected in late 2016.

The Anderson Mill Road Widening Project has been broken into two parts for construction, however design will cover both parts. The phase one construction bid is anticipated to come in mid-2016, and be completed in mid-2017. Phase two is anticipated to be several years out still.

The 1890 Ranch East Driveway Right turn lane off of Whitestone Boulevard is expected to be bid in spring 2016 and would be completed in summer 2016.

Phase 3 sidewalk project is currently being designed and construction is anticipated to be bid in summer 2016 with an anticipated completion date in fall 2016.

The pedestrian bridge on Whitestone Blvd design is almost complete. The project is expected to be bid in early 2016 with an anticipated completion date in Summer 2016.

The CAMPO Board just approved Brushy Creek Regional Trail Project. The City will pay for the design and will be reimbursed for the construction costs. We would receive that funding in 2018, but can begin working on the design process before that time.

- E.5 Consider Election Of Board Officers As Required By The Corporation By-Laws And The Board Rules And Procedures For 2015-2016.

Director Norton made a motion nominating Director Burger for President. Director Wood seconded the motion and it passed with a 5-0 vote with Director Burger abstaining.

Director Lemon made a motion to nominate himself as vice-president. Director Norton seconded the motion and it passed with a 6-0 vote.

Director Weibel made a motion nominating Aaron Rector, Interim Finance Director, as Treasurer. Director Kirkland seconded the motion and it passed with a 6-0 vote.

Director Burger made a motion nominating Director Weibel as Secretary. Director Norton seconded the motion and it passed with a 4-0 vote with Director Weibel abstaining.

ADMINISTRATIVE ITEMS

(Board members and staff may discuss items related to the board member's general duties and responsibilities. The Board may not take a vote or other action on any item other than to obtain a consensus regarding how items are to be placed on future agendas for formal action.)

- F.1 Report on Council Actions Directly Related to Board Items Of September 10, September 17, And October 8. 2015 City Council Meetings.
Staff told the Board that at the Oct 8th City Council meeting, the sign project and Live Ops economic development agreement were approved.

- F.2 Board Member Closing Comments

Director Lemon asked for an item related to development projects. Duane said he would plan to schedule this for an executive session during the November meeting.

Director Lemon also asked staff to look into whether the Board could pay to construct cinderblock walls along certain roadways and asked for an agenda item in the future to discuss this.

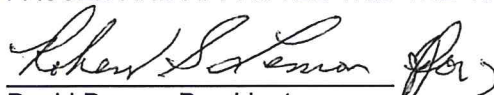
Director Kirkland asked how things are going with TXMOST. Staff indicated that they met their new performance goal date and things are going well.

Next Regular Scheduled Board Meeting Tuesday, November 10, 2015 At 6:30 P.M. In The Cedar Park Council Chambers At 450 Cypress Creek Road, Building Four.


- G.1 **ADJOURNMENT**

The meeting was adjourned at 8:00 PM.

PASSED AND APPROVED THIS THE 10th DAY OF NOVEMBER, 2015.


 David Burger, President

ATTEST:


 Dustin Weibel, Secretary

